

## CHAPTER 5: ARCHITECTURE

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The Master Plan for the Northwest Quadrant has two building form typologies required to be expressed in two Santa Fe architectural styles of either rural-pitched roof or pueblo-flat roof.

All buildings in the NWQ will conform to these two styles and be expressed in the widest possible range of either traditional or contemporary expression through all neighborhoods. Both traditional and contemporary buildings in both styles will have few windows and maintain wall dominance. All buildings are encouraged to express the sustainable values of the NWQ, through unique and recognizable applications of green architecture.

#### Using the NWQ Design Standards:

##### **Intent**

*overarching purpose and vision*

##### **Standard**

*minimum requirement for all design and construction*

##### **Guideline**

*desired goal for exceptional construction*

In a similar fashion to the Historic Review Committee downtown, the Northwest Quadrant Design Standards do not take a prescriptive approach to achieving harmony, but rather an objective approach wherein environmental and aesthetic goals are presented for the creative interpretation of the Architect-Designer and the NWQ Design Review Committee (NWQ-DRC).

The Master Plan team provided a selection of photographs to assist the Architects-Designers and the NWQ-DRC in interpreting creative solutions. The photographs are not intended to be exact requirements of a particular design but rather a creative stimulus for unique interpretations.

Architects-Designers are required to follow the design review process laid out in Chapter 7. Similar to the Historic Review Committee downtown, a Pre-Design meeting and a Sketch Plan meeting with the NWQ-DRC is required to review design ideas for architecture, green building, site design and construction prior to producing construction documents. The NWQ-DRC shall have final authority in interpreting these design standards.

#### **Structuring Elements of Architectural Details**

- Site Design and Building Construction will reflect current sustainability practices.
- Developers, builders, businesses and residents will comply with rigorous water conservation standards.
- The NWQ is designed to be energy efficient, and to the extent possible, served by energy sources that are local and non-polluting.
- Architectural styles are encouraged to reflect a high degree of artistic creativity, while respecting Santa Fe's architectural precedents of Pueblo Style and Rural-Territorial Style.
- Each of the six neighborhoods will have a distinct set of exterior colors unique to that neighborhood for exterior stucco walls and yard walls.
- The NWQ encourages the architectural expressions of utilities, wind and water collection, sundials, solar collections and recycling.
- Roofscapes must be carefully designed with the goals of visual harmony and sensitivity to the two Santa Fe styles.



# CHAPTER 5: ARCHITECTURE

## A. Sustainable Architecture

### 1. Green Development + Architecture

#### Intent

Both the development of the land and the construction of buildings will reflect current sustainability practices. See *Chapter 4: Community Form* for standards on green development.

#### Standards

##### Green Architecture

The Northwest Quadrant will be measured by the U.S. Green Building Council’s LEED (Leadership in Energy and Environmental Design) rating system and the City of Santa Fe Green Code. At a minimum, each building must meet silver standards but is not required to to be certified as silver, due to cost increases.

#### Guidelines

##### Green Architecture

The construction process associated with standard residential and commercial development often ignores the consumption impacts associated with selecting and recycling materials. The Northwest Quadrant will pay careful attention to the environmental impact of materials on water, energy, air, and habitat far away and on the construction site. To achieve these goals, the following guidelines will be pursued:

- Choose materials with minimal shipping and hauling distances (embodied energy costs and impacts)
- Choose materials whose production process has a low impact on potential global warming
- Choose materials that include recycled content waste (i.e. carpet, tile, concrete, agricultural materials)
- Choose materials and manufacturing by-products that have a long life cycle/recyclable

nature

- Choose materials made of renewable materials (such as re-growth wood, bamboo flooring, natural linoleum, etc.)
- Choose materials made of sustainable harvested or salvaged materials (i.e. certified, salvaged, and engineered wood or salvaged bricks, lumber, steel or fixtures)
- Choose materials that are non-petroleum based or recyclable petroleum based materials.
- Choose on site building systems that minimize and recycle construction waste
- Provide a “Green” Owner’s Operating Manual to buyers and renters of land and buildings
- Provide public recognition to households and businesses that demonstrate extraordinary levels of water efficiency and/or which design innovative strategies and techniques of water conservation (*see Landscape Architecture, Chapter 6*).

#### Sustainable Money Guidelines

Reduce a building owner’s investment in long-term costs such as maintenance and management.

- Develop wealth creation in buildings, such as increased equity and long term rental or rent-to-own options.
- Enable ease of additions to the buildings for long-term growth at low initial costs.
- Orient the solar shape of buildings to hold winter heat and reduce 30–40% of energy consumption.
- Meet or exceed green standards in energy and construction material consumption in buildings that are economical to build, maintain and run.
- Recognize ceremonial aspects of building designs with more flexible kitchens and great rooms, and flexible spaces for family growth and change.
- Recognize healthy eating practices with family access to the exterior, BBQ’s and ceremonies.
- Develop garages as workshops, or additional storage, or future living spaces for family growth and change.
- Use durable, recycled materials, super insulated buildings, windows, and doors, high efficiency appliances, waste minimization construction practices, local suppliers, harvested lumber, non-toxic paints, finishes, fabrics, adhesives, and roof systems.
- Provide efficient lighting with lights, skylights, clerestories, court-yards, light shelves and light tubes

## 2. Healthy Living Environment

### Intent

#### *Natural Outdoor Living*

In addition to protecting the ecology, view sheds, and historic value of the Northwest Quadrant, the master plan will also promote an unobtrusive living environment that minimizes noise, light pollution and noxious odors.

### Standards

#### *Natural Outdoor Living*

- Noise control measures will include land uses with defined time limits and noise ordinances for business, institutional, and residential uses.
- Neighborhood separation strategies will utilize landscape features (i.e. hills, valleys, berms, vegetative and fence divisions).
- “Dark skies” protection will restrict the use of public lighting to the minimum necessary to address safety concerns. Private and public lighting will be directed toward the earth, shielded, and incorporate low glare filaments.
- Air pollution and noxious odors will be regulated by the HOA and by governmental agencies (i.e. City of Santa Fe, NMED, EPA).

### Intent

#### *Indoor Living Environment*

More than 30 percent of buildings in the U.S. yield poor indoor air quality – in large part due to poor air circulation, off-gassing construction materials, and mold. The Northwest Quadrant strives to improve indoor air quality, and the health and well being of residents.

### Standards

#### *Indoor Living Environment*

- Use materials and products that minimize off-gassing of volatile organic compounds (VOCs, i.e. no chemicals or pesticides during treatment or production, no exposed dioxin-producing polyvinyl chloride (PVC) or ozone-depleting HCFCs)
- Maximize natural air flow through careful building design and window placement
- Encourage the use of ceiling fans to improve air circulation.
- Plant trees to shade parking lots, capture air pollutants, and minimize evaporative emissions of VOC's that might otherwise migrate into the interiors homes
- Radon gas protection – Although there has been no indication that significant amounts of radon gas are present in the soil of the Northwest Quadrant, the DRC requires the developer to test for the presence of radon gas. If a determination is made that a radon gas ventilation system is needed, the design professional should be made aware of this and include it in the design of the building.

Image 5 - 1: Earth Bermed Building



Image 5 - 2: Earthen Roof Building

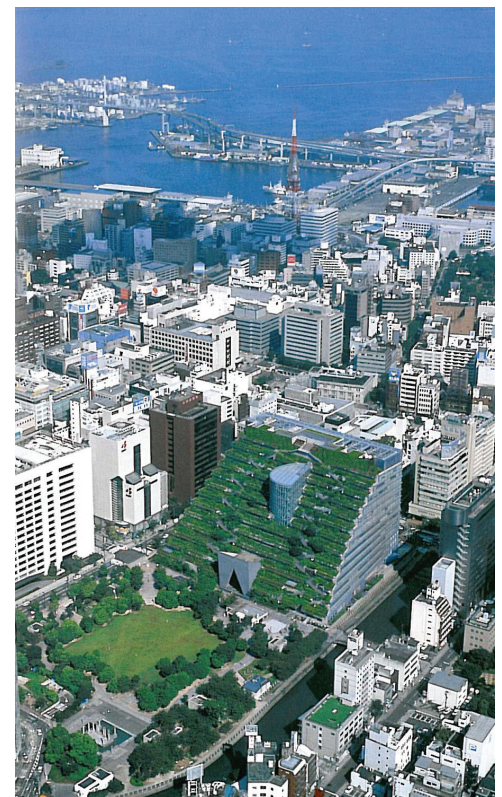


Image 5 - 3: Earthen Roof Building



3. Water Conservation + Collection

Conservation is the single most effective way for new communities to manage their water supplies. Conservation helps minimize the volume of groundwater diversion, allowing more of the area’s water to remain at the source. The Master Plan establishes guidelines, and in some cases requirements, to limit water consumption for the development of new buildings.

Intent

To minimize Northwest Quadrant demand on local water resources, developers, builders, businesses, and residents will comply with rigorous water conservations standards.

Standards

- Provide a “Green” Owner’s Operating Manual to buyers and renters of land and buildings to educate residents and visitors of the delicate ecology of the American Southwest, and the role that limited water resources play in sustaining our quality of life
- Use water saving appliances such as washing machines (residential: 12.5 gal/wash maximum, commercial: 15 gal/wash maximum) and plumbing fixtures such as showerheads (2.5 gpm maximum flow), toilets (1.5 gal/flush maximum for residential and commercial) and waterless urinals in commercial and civic buildings. Install “instant” hot water heaters near points of use, or use a recirculating pump for hot water to reduce water waste.
- Tie water meters to all development uses to establish the use, or possible abuse, of water resources within the community.
- Track water use to all development uses annually and update water budget for future development phases.

- All residences in the Northwest Quadrant shall be dual plumbed to be able to divert gray water from at least one shower/tub and bathroom sink to a landscaped area. Discharge amount may not exceed 250 gal/day.
- Use pervious materials to surface at least 50% of public and private (driveways, parking lots, patios, sidewalks, trails, and pathways) for storm water infiltration.
- Express downspouts and canales throughout, for landscaping, not for internal use. Coordinate roof surfaces for efficient water collection and redistribution to landscape areas.
- In accordance with state law, for contiguous properties owned by the City and leased to developers and renters, roof systems shall be equipped with canales and gutters to collect and store storm water to supplement the irrigation of adjacent City-owned public open spaces.
- See *Chapter 6: Landscape Architecture* for additional site and landscape water conservation and collection measures.

Guidelines

The production of electricity from coal-fired power plants in the northwest corner of New Mexico use an extraordinary amount of water to produce a kilowatt of power. To reduce the “off-site demands” on the state’s limited water resources, the NWQ will be encouraged to use PNM’s alternative energy program using solar, wind, and biomass fuel sources.

- Whenever possible use centralized utility systems
- Note that future 2009 IBC and city fire code may require sprinklers for all common wall residential units.

Image 5 - 4: Expressed Water Collection



Image 5 - 5: FEMA Zone in Happy Valley Rain

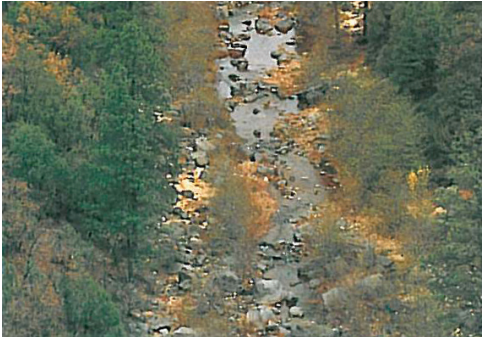


Image 5 - 6: Natural Forms for Water Collection

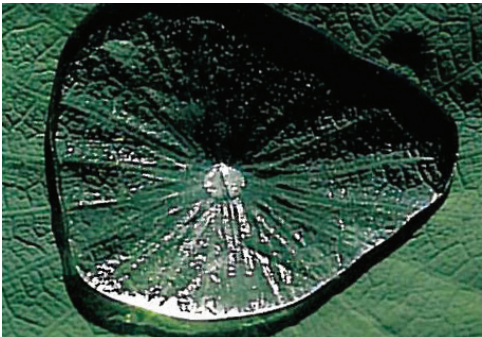


Image 5 - 7: Expressed Water Collection at Plaza Steps



## 4. Energy Conservation

Image 5 - 8: Expressed Water Collection

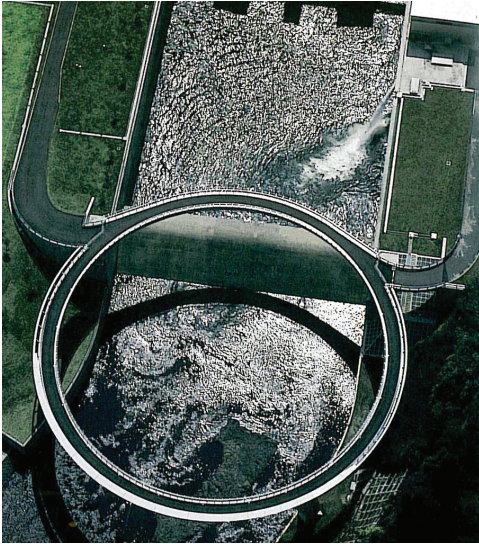


Image 5 - 9: Greenhouse Roof



Image 5 - 10: Earth Bermed Building

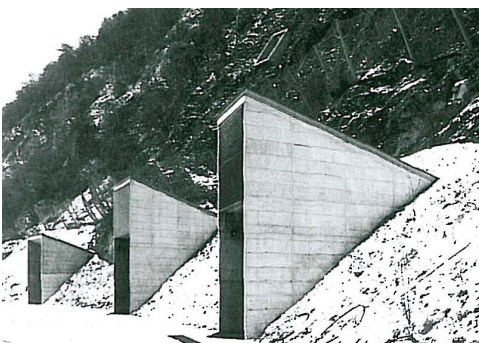


Image 5 - 11: Integral Solar Collection



### Intent

The Northwest Quadrant is designed to be exceptionally efficient and, to the greatest extent possible, served by energy sources that are local and non-polluting.

### Standards

- The most efficient and effective means of reducing the NWQ's demand for electricity and natural gas will be to provide in all possible locations, solar site planning for passive and active solar energy collection and natural day lighting.
- Building placement must provide as much solar access as possible within the restraints of density, setback limits, lot position on the hillside, and other site planning criteria.
- Builders are required to provide a solar diagram for review by the NWQ-DRC demonstrating their attempt to maximize solar access for all buildings. The NWQ-DRC is responsible for determining proper solar access.
- As noted in previous sections of this chapter, Green building design and construction (e.g., material specifications that require super-insulated windows, thermal mass-oriented wall systems, etc.) will minimize the NWQ's overall energy budget.
- All major appliances will be Energy Star Rated.

### Guidelines

- Encourage a network of flat plate solar collectors and photovoltaic arrays on the rooftops of homes, businesses and civic buildings
- Encourage a network of geothermal heating and cooling systems whenever possible

- Require individually metered units at buildings
- During its initial phases of development, the Northwest Quadrant will be connected to the regional electrical grid and to natural gas lines serviced by PNM. To limit the air pollution consequences of the Northwest Quadrant's electrical energy demand, the Northwest Quadrant will pursue a contract with PNM that supplies the NWQ with 100 percent alternative power (using solar, wind, and biomass fuel sources) – an elective source of power that supports the state's alternative energy investments program and does not support the use of burning coal.
- Buildings that incorporate pre-fabrication or panelization lead to significant energy savings and cost savings. Such buildings are encouraged in the NWQ as long as they follow the NWQ design standards.

#### *Solar access*

*Solar access is defined as access to direct sunlight within the buildable area on a given lot between the hours of 10 am and 2 pm on December 21.*

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## B. Architectural Form + Style

### Overview

#### Intent

The NWQ Community will not be developed with a singular, dominant architectural style. The NWQ’s Architectural styling is encouraged to reflect a high degree of artistic creativity, while respecting Santa Fe’s architectural precedents of Pueblo Style (flat roof, wall dominated buildings) and Territorial Style (pitched roof, wall dominated buildings).

Designers will be encouraged to interpret these two traditional northern New Mexico design solutions in contemporary and environmentally progressive ways.

The NWQ DRC will evaluate each proposed design for appropriateness to it's lot and compliance with the standards outlined in the NWQ Design Standards. The DRC may determine that what was found acceptable in one situation may not be acceptable in another.

Architectural solutions that carefully and appropriately integrate with the character, form, color, and texture of the surrounding landscape will be especially encouraged. The intent is for development and improvements to harmonize with and enhance their natural and man-made surroundings.

#### Standards

- Building scale and height will directly relate to topography, lot sizes, and setbacks. A mix of one, two and three story units will be encouraged to create a rich and interesting streetscape.
- Primary building façade setbacks will be minimized to create a strong building plane along most streets and sidewalk areas at the "Build To" Line.
- When setbacks from the street are desired by the designer, then either porches, dooryards, front courtyards with dominant landscaping and/or

low walls with gates will be required clearly along sidewalks, to delineate public and semi-private spaces.

- Flat and pitched roof variations are required within neighborhoods but not on individual buildings.
- Building materials that complement the color of the native soils, trees, and grassland vegetation will be required (with muted colors in the rural zone and more intense colors in the Center Zone).
- Garages and utilitarian services (i.e., electric/gas/phone appurtenances) will be relegated to offsets from the primary street facades, or to lane loaded locations, wherever practical.
- Guesthouses and Guest Suites may be attached or detached but should be in the same architectural style as the residence, and should be visually related to it by walls, courtyards, or major landscape elements. Any Guesthouse must comply with all zoning regulations.
- These standards apply to all portions of building and walls visible from public streets and paths, and from other yards and buildings within the Northwest Quadrant (both existing and future).
- See *Chapter 4: Neighborhood Form* for standards on forms appropriate for each neighborhood and land use.

#### Guidelines

- It is strongly recommended that each Owner retain competent professional services for planning and design. If the Design Review Committee does not approve the result, the Committee has the right to require that an Owner thereafter utilize professional design services.

### 1. Model Variation

#### Intent

##### Model Variations

To promote a visual sense of the community, avoid the appearance of segregated districts, and enhance variation within districts, homebuilders shall develop a variety of units. Variety in elevations and materials choices will be strongly encouraged.

#### Standards

- No adjacent single-family detached homes will be permitted to have the same plan, elevation, or color, though housing types can be replicated in the same block or adjacent blocks.
- Each area of fifty (50) or greater homes must have at least eight (8) models (different floor plans) with distinct elevations. Reverse floor plans do not constitute model variation.
- It is the responsibility of the NWQ-DRC to review model units.

#### Guidelines

- Designers should incorporate substantial changes, multiple floor plan options; and alternate entry, porches, roof lines and garage configurations. Building locations and other site planning variations shall be incorporated to create design variety.

## 2. Mass + Height

### Intent

#### *Building Mass*

It is the intent of the development philosophy, the residential architectural standards, and the design restriction set forth in these guidelines to preserve, protect, and enhance the special environment of the Northwest Quadrant. No building should stand so apart in its design or construction as to detract from the overall environment of the Northwest Quadrant.

Creativity, innovative use of materials and design, and unique methods of construction are encouraged, so long as the final result is consistent with the Design Standards and in keeping with the two regional contemporary and traditional styles.

### Standards

#### *Building Mass*

- Building masses shall be distinguished from one another by both horizontal and vertical offsets of at least 2 feet.
- Building walls cannot have an unbroken horizontal length greater than 30 feet (this does not apply to yard walls). Each building mass shall be identified on a roof plan or “key” plan with all relevant vertical information summarized on the plans.
- Height of each mass shall be measured from the highest natural grade adjacent to each building mass.

#### *Architectural Height*

- The maximum height of any structure in the ridgetop or foothills subdistrict of the escarpment overlay shall be determined by the more restrictive of the following calculations:
  1. The highest point on the structure shall not exceed a maximum height of fourteen feet (14') above the highest grade at the perimeter of the structure.

2. The highest point on the structure shall not exceed a maximum height of twenty feet (20') above each and every point of measurement along the structure perimeter. This measurement shall be from the undisturbed natural grade of the land at the perimeter, or from the finished grade at the perimeter, whichever is more restrictive in height.
  3. The highest point on the structure includes the tops of parapets and clerestories, except that chimneys may exceed the maximum height by not more than three feet (3') above the immediately adjacent roof. Adding fill dirt to the natural grade on order to increase the height is prohibited.
- For all structures, twenty feet (20') in height is a single plane. No façade shall be more than thirty feet (30') in length in a single plane. All facades with offsets of less than two feet (2') in depth are defined to be in a single plane.
  - Buildings may be sited partially below grade. The maximum height of any building mass of a residence may not exceed the height defined for each zone, measured from highest adjacent natural grade to the tops of the surrounding parapets or flat roofs; except that a maximum of one-quarter of the enclosed livable first floor area of the residence may exceed these limits (to the maximum measured to the top of surrounding parapets or flat roofs).
  - In no case shall the overall height of a building exceed the height defined for each zone measured in vertical plane from the highest parapet or roof ridge to the natural grade at the lowest point adjacent to the building exclusive of driveway. No wall shall have an unbroken height of more than 15 feet.
  - See *Decks + Balconies* later in this Chapter for additional massing standards.

### Guidelines

#### *Building Mass*

- Each parcel and each lot in the Northwest Quadrant is considered unique in terms of their natural opportunities and constraints. In order to take full advantage of those attributes, each area and condition may require different approaches to design and construction within the framework of these Design Standards.
- While it is anticipated that building masses will follow natural site contours, nothing in these guidelines shall prohibit residences with a single floor level provided the building height, massing and grading guidelines are met.

#### *Architectural Height*

- In the Neighborhood Center, building heights of three to four stories are encouraged in a few discreet locations to give functional and visual strength to the community's central development zone.
- Custom homes placed on lots that are visually prominent or have unusually varied topography will be required to use adaptive design techniques such as day lighting of one story basements at the downhill or rear yard façade, while simultaneously providing one story to minimize the uphill street side facade.

3. Roofing

Intent

Since roofscapes form an important part of the visual environment, they must be carefully designed, in keeping with the goals of visual harmony and sensitivity to the predominant Santa Fe styles.

Standards

Flat Roofs

- Roofs shall appear to be flat and shall be built up or membrane roofing (with gravel ballast, if appropriate) no lighter than the stucco color. Flat roofs shall be concealed behind parapets.
- Roof decks are required when the roof is visible from adjacent streets or hillsides. No part of the flat roofing material shall be visible from an adjacent street or hillside, but balcony or deck surfaces are allowed to be visible from the adjacent street or hillside.
- No mechanical equipment shall be visibly located on flat roofs (See mechanical equipment in a section following, for instance HVAC equipment has to be screened from view, be within a double roof cavity, or located at ground level).

Standards

Pitched Roofs

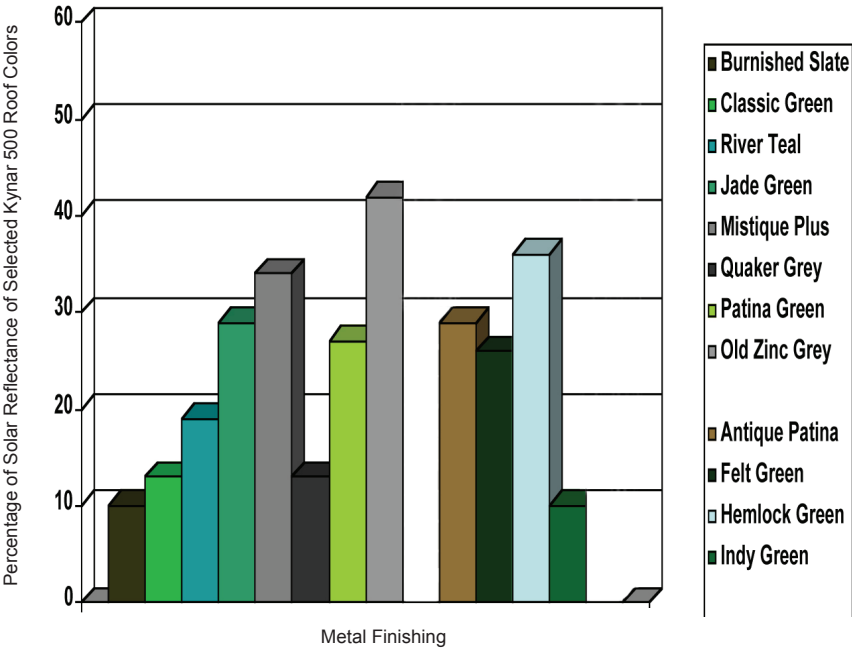
- Simple pitched roofs are encouraged
- Maximum slopes of 6 in 12
- Metal roofs are required.
- Asphalt, tile, wood shakes or wood shingles will be prohibited
- Profile of metal shall be authentic standing seam, corrugated, or 5V crimp.
- No skylights or mechanical box equipment shall be located on pitched roofs.
- Metal roofs shall be of non-reflective, non-glossy material in colors to match *Figure 5-1* roof colors chart, or similar colors.
- Galvalume metal roofing is not permitted.
- Reflectivity of roof must be within 40% or less of solar reflectance range.
- Clerestories and shed roofs shall be encouraged.

Standards

Portal Roofs

- Portal roofs may be flat or pitched.
- Pitched portal roofs must be a single plane or gabled with the higher end of the slope continually abutting a wall, which rises at least 12 inches above the roof.
- If pitched, the portal roof shall be a 3/12 to 6/12 pitch and covered with metal roofing colors as approved by the NWQ DRC.
- Galvalume metal roofing is not permitted.
- Profile of metal shall be authentic standing seam, corrugated, or 5V crimp.
- Flat portal roofs may or may not have a parapet.
- Roof reflectivity must be within 40% or less of solar reflectance range.

Figure 5 - 1: PERCENTAGE OF REFLECTANCE OF METAL FINISHES. CHART BY METAL SALES.



#### 4. Screening

##### **Intent**

The Northwest Quadrant is founded on the principle of "positive nature-based open space values in balance with people-based development values, with long-range perspectives into the past and into the future, as a model sustainable community."

Towards this goal the architectural character of the Northwest Quadrant encourages plantings to be expressed on and with buildings. This can take the form of trellis plantings, greenhouses, potted plants, roof gardens, planted roofs, all ivy, etc.

*Image 5 - 12: Shade Trellis*



*Image 5 - 13: Greenhouses*



*Image 5 - 14: Greenhouses*



*Image 5 - 15: Plants on Rooftops*



5. Color

Intent

Each of the six neighborhoods will have a distinct set of exterior colors unique to that neighborhood for exterior stuccos or yard walls. However, all other colors as described below, may be used throughout the Northwest Quadrant.

Standards

- The colors of all structures shall conform to colors indicated in *Chapter 4: Neighborhood Form*. It is the responsibility of the DRC to review and approve color.
- Exterior wall color may be chosen from a set of pre-approved colors established by the Design Review Committee.
- All of the pre-approved stone, metal or wood colors have a “light reflective value” of 40 or less and may be used anywhere in the Northwest Quadrant.
- Other colors may be substituted for use on a specific lot, but they must also have an L.R.V. of 40 or less. These specially approved colors are not generally approved. Their approval is applicable only to the lot for which it was submitted.
- The colors of stucco, stone, or brick buildings shall be predominantly earth tones, browns, tans, and soft pastels. Stone and brick shall be left their natural colors.
- Generally darker colors should be used on ridges and more exposed sites.

All colors are subject to approval by the DRC. The following colors are for example and only define a general range. Similar colors to the examples may be allowed by approval.

Accent Colors

In keeping with “Santa Fe” tradition, accent colors on front doors, window sash and other incidental elements is allowed as long as, in the opinion of the Design Review Committee, the accent does not overwhelm the building’s basic color or create a visual distraction from the street, adjacent lot, or common area.

- Entries, portals and trim may be emphasized by accent colors.
- Structures painted or stuccoed with bold repetitive patterns, or structures used as signs, are prohibited.
- Colors for exterior artwork and sculpture should also be muted tones chosen to be compatible with, rather than strongly contrast with, the residence’s surroundings.
- These colors have been carefully chosen for their compatibility with the natural environment, as well as their harmony with one another.

Walls/Stucco

- Permitted: medium brown and warm gray earth tones such as (El Rey and Sto are used for example only): 127 Hacienda, 122 Straw, 106 Buckskin, 111 Driftwood, 116 Adobe, 118 Suede, 115 Cottonwood, 125 La Luz, 425 Acorn, 428 Timber, 1569 Taos, 272 Tierra, 1570 Vega, 1566 Pottery, 825 Rio Bravo, 1571 Clay, Mesa del Sol, Mesilla, Amarilla, Acoma.
- Not permitted: lighter and darker shades than above, blacks, whites, blues.

Brick

- Permitted: muted reds, tans, and browns.

- Not permitted: glazed colors, whites, yellows, oranges, blues, greens, and blacks.

Concrete

- Permitted: integrally colored, muted reds, tans, greens and browns.
- Not permitted: whites, yellows, oranges, blues, and blacks.

Stone

- Permitted: buff, rose, muted reds, tans, browns, golds, and greens.
- Not permitted: whites, yellows, oranges, blues, and blacks.

Exposed Structural Wood

- Permitted: whites, stains or paints resulting in whites, beiges, medium brown, reds and warm gray, green, earth tones.
- Not permitted: lighter and darker shades than above, blacks, and bright colors including blues.

Windows, Doors, Trim

- Permitted: all wall colors above including medium brown and warm gray earth tones, plus whites (only with specific DRC approval), beiges, blueberry blue, turquoise blue, tuscan red, forest green and colors indicated in *Figure 4-1*.
- Not permitted: bright bold or neon colors, lighter and darker shades than above, blacks.

Garage Doors

- Permitted: natural or stained wood. If painted, color shall be similar to adjacent stucco; all wall colors above including medium brown and warm gray, green, earth tones, stains or paints resulting in medium brown and warm gray earth tones.
- Not permitted: whites, colors contrasting with adjacent wall color, bright, bold or neon colors, lighter and darker shades than above, blacks.

## C. Materials

## Overview

## Intent

Exterior surfaces must generally be of materials that harmonize with the natural landscape as well as provide an outer skin that will withstand the climate extremes.

For recommended colors of the materials discussed, refer to color section in *Chapter 4: Neighborhood Form*.

## 1. Metals and Wall Surfaces

## Standards

- Encouraged exterior surfaces are: metal siding, opaque glass, metal exterior artwork and sculpture
- Galvalume metal siding is not permitted.
- Profile of metal shall be authentic standing seam, corrugated, 5V crimp, flat steel or aluminum, recycled or new, and walls may be solid, punched, or cut metals or screens.
- Wall surfaces may be in natural metal colors, in painted metal colors, or recycled metals.
- Reflectivity of metal wall surfaces must be within 40% or less of solar reflectance range.

## Guidelines

- Buildings using metal materials on walls and roofs may choose to use all metal, or small percentages of metal, as long as buildings maintain contemporary translations of pueblo or territorial styling, with mass dominant styling for the entire building facade.

Image 5 - 17: Metal Tiles



Image 5 - 18: Exposed Structure



Image 5 - 19: Greenhouse Trusses



Image 5 - 20: Weathered Steel

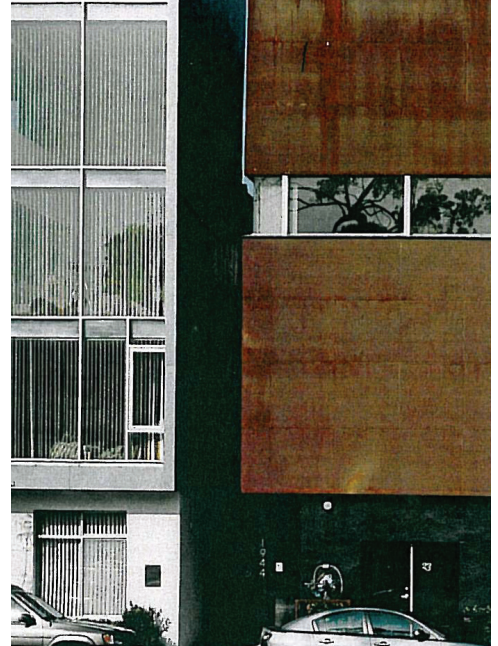


Image 5 - 16: Horizontal Sheet Metal



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## 2. Stones

### Intent

The City of Santa Fe has a history with exteriors of buildings using exposed adobes and stones. This same use of materials will continue in the Northwest Quadrant with contemporary and traditional stone and adobe styling, for an overall contemporary appearance to the neighborhoods.

### Guidelines

The State of New Mexico has the greatest range of exposed soils and stones of any State in the US (with colors ranging from off-white through pinks, golds, reds and sea-greens) therefore stones and adobes may take on the range of natural colors in New Mexico.

Image 5 - 24: Stucco Over Rock Foundation



Image 5 - 29: Adobe or Stone and Laid Casing



Image 5 - 30: Gabion Wall Details

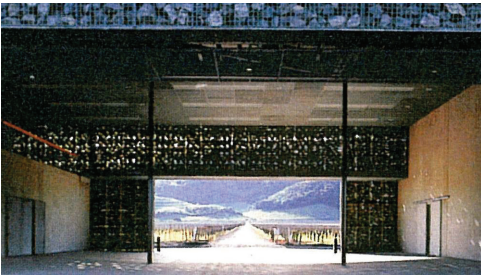


Image 5 - 25: Cut Stone with Art Pattern

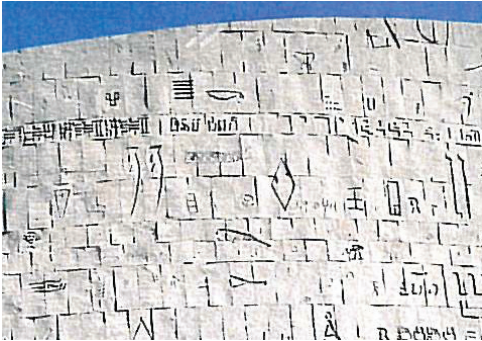


Image 5 - 31: Random All Sides Stone



Image 5 - 26: Laid Stone Tile Pattern



Image 5 - 32: Carved Stone Artwork

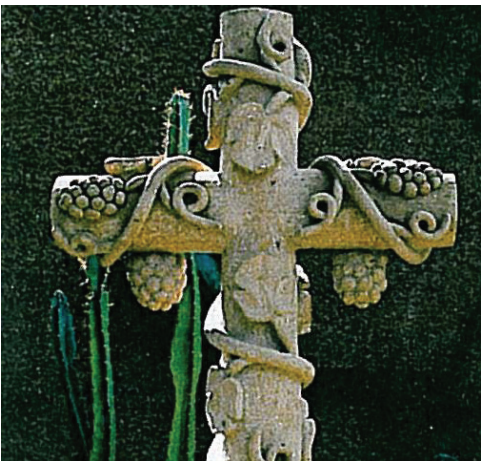


Image 5 - 21: Cut Stone Even or Uneven Pattern

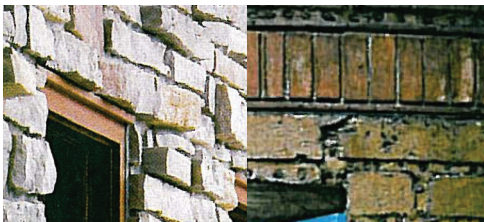


Image 5 - 22: Random Two Sides With Stone



Image 5 - 27: Exposed Stabilized Adobes

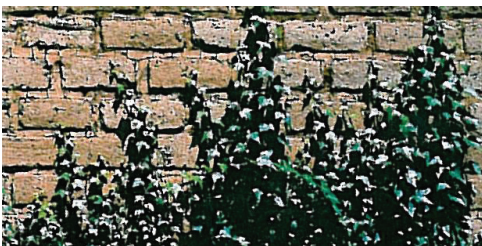


Image 5 - 28: Random Four Sides Cut Stone

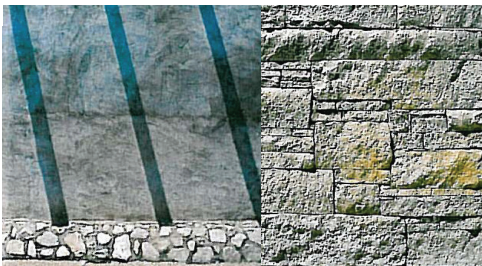
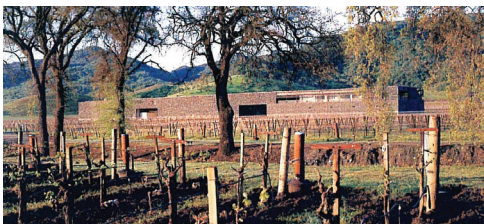


Image 5 - 33: Stone



Image 5 - 23: Contemporary Rip Rap Walls



## 3. Stuccos, Adobes, Concretes, Frame

### Standards

Stucco (clay or cement over metal or wood frame), adobe, rammed earth, split face block, concrete block, poured concrete with formwork expressed, are appropriate surface materials.

Image 5 - 34: Exposed Mud Plaster

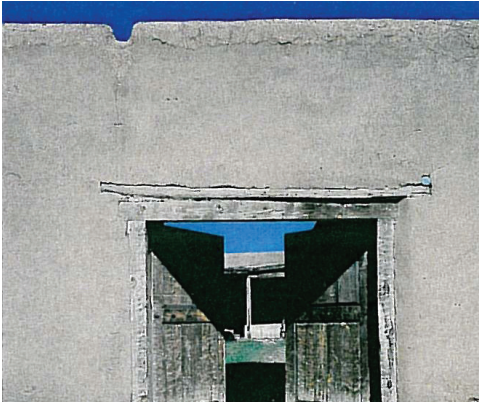


Image 5 - 35: Concrete Formwork, Horizontal and Vertical

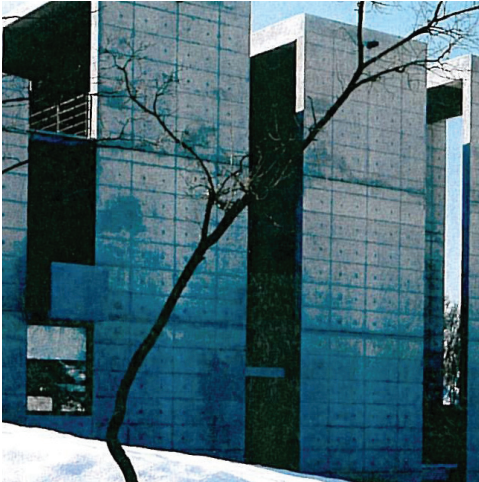


Image 5 - 36: Exposed Adobes on Rock Foundation



Image 5 - 41: Concrete Formwork Horizontal

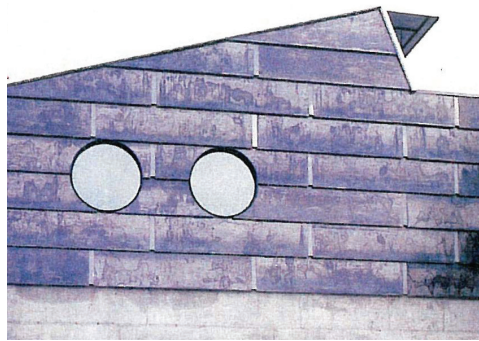


Image 5 - 42: Rammed Earth

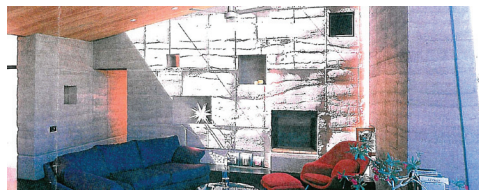


Image 5 - 39: For First Floor Stone Surface



Image 5 - 40: Stone Walls with Mud Plaster

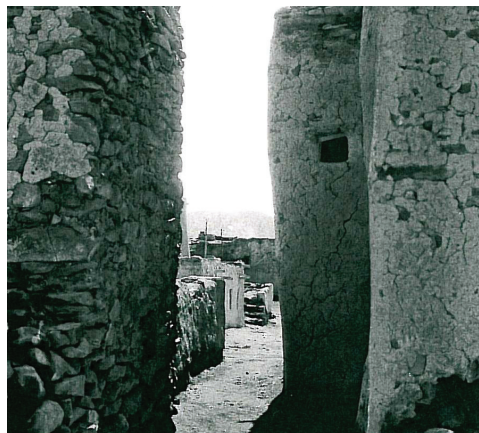


Image 5 - 37: Prefab CMU Blocks

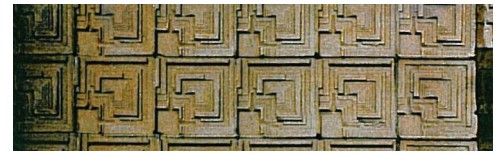


Image 5 - 38: Puddled Concrete



Image 5 - 43: Concrete Stucco with Battered Walls

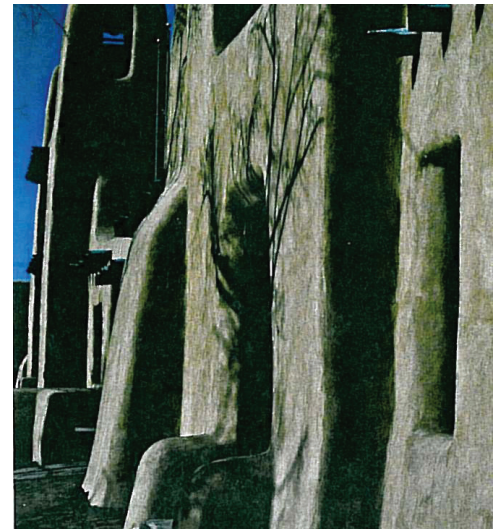
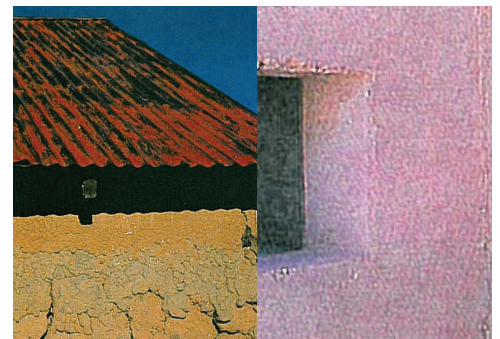


Image 5 - 44: Aged and Maintained Stuccos



CHAPTER 5: ARCHITECTURE

D. Architectural Elements

1. Walls + Fences

Intent

Privacy and view walls should be designed to enhance the overall neighborhood, allow continuity in landscaping, and provide a visual amenity for the community.

Standards

- Walls below finished floor level or extensions of buildings shall be covered to be compatible with the materials of the wall above, and shall be either flush with the wall above or extend beyond it in a buttressed or battered form. If a weep screed is used at the base of a wall, the wall surface above the weep screed shall not overhang the surface of the wall below the weep screed.
- If the wall below finished floor level is taller than 3', it is required to be screened with minimum 6' evergreen trees or shrubs at a maximum of 15' on center.
- All retaining walls greater than 5 feet require a variance from the DRC.
- Building walls shall have a minimum 2' offset for every 30' of wall in visible facades. See *Figure 5-2*.
- No vertical additions or extensions will be allowed on top of any walls.
- All walls shall step, rather than slope, to accommodate grade changes.
- Privacy or view walls shall join at the same top of wall elevation, or lower.
- Privacy or view walls that are higher than building walls shall step down to the same top of wall elevation as building walls, at least 10 feet prior to point of connection.
- Glass or other such material on the top of walls is prohibited.

Yard Walls

- Freestanding walls shall be at least 8 inches thick at wall ends.

- Freestanding walls may not exceed 4 feet in height measured from natural or finished grade.
- Yard walls and fences may be made of stucco, block, stone, adobe, metal, recycled metal, perforated with grilles, wood (but not prefabricated cut wood), coyote fencing, latillas, spindles, etc. subject to approval by the NWQ DRC.
- Yard walls may be straight the entire length of a property line with necessary control joints or buttresses.
- To minimize wall lengths and views to street landscape and open space areas, walls shall be stepped back at collector street corners and corners adjacent to public open spaces.
- Walls along both sides of walkways between residential lots shall match and be located and designed to make the walkway appear as open and spacious as possible. This can be accomplished by minimizing continuous wall lengths and by using view walls, low walls and fences along property lines.
- No chain link fences are allowed.
- Walls that contain both stucco and stone shall place the stucco above the stone, and the material change shall occur along a horizontal line.
- Stucco shall be clay or cement with smooth sand-float, smooth hard-troweled or carved stucco finish.
- Green colored pressure-treated wood is permitted for fences, gates, or any other visible application. Pressure treated wood may also be stained or painted.
- The use of wood cut flat as a yard fence is allowed, but requires very careful consideration and detailing and approval by the DRC.

Service Walls

- All above-ground garbage containers, trash containers, mechanical equipment, and other outdoor maintenance and service facilities must be screened by walls from other lots, streets, public spaces, or views.
- The recycling center will be enclosed with yard walls to block visibility.
- All fuel tanks, or storage facilities shall either be shielded from view by walls or structures or shall be located underground with all visible projections screened from view. Construction shall comply with all applicable codes and ordinances.
- HOA to determine if clothes line allowed and encouraged without shielding from yard walls.

Guidelines

- Consider designing privacy and view walls that overlap in order to create a series of spaces that visually link the project to the surrounding community, streets and open spaces.
- Where possible, view cul-de-sacs shall be provided to allow views into residential areas, provide views of parks, and open space residential areas, and to minimize the length of solid wall surfaces.
- Horizontal breaks, jogs, and variations in residential wall heights are encouraged to minimize the monotonous corridor effect of long continuous walls along residential streets and open spaces.
- Privacy or view walls may be detailed and finished to community wall standards or may be designed to be compatible with the building architecture. Only one design style will be allowed within a neighborhood.
- Privacy/Party Walls connected to houses and visible to the public must match or harmonize with the structures it is attached to.

## Privacy / Party Walls

Walls placed on or within the property to provide privacy and separation between homes or to provide screening of less desirable views. Privacy walls enclose private space and are attached to buildings. See Architectural Form + Style, Section C.

## Retaining Walls

Walls which structurally create transitions between grade changes, integrate grade changes, integrate buildings with their site and which minimize the impact of grading. See Landscape Architecture, Chapter Six.

## Service Walls

Walls which shield views to utilities of service units.

## Yard Walls

Walls which stand apart from the building unit and provides privacy or security to the property.

## View Walls

Walls which provide security but allow views through to open space or other amenities.

Image 5 - 45: Rammed Earth and Screen Fence

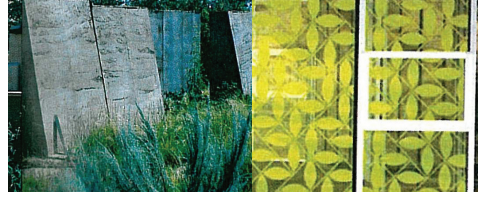


Image 5 - 48: Building as Wall



Image 5 - 46: Building as Wall

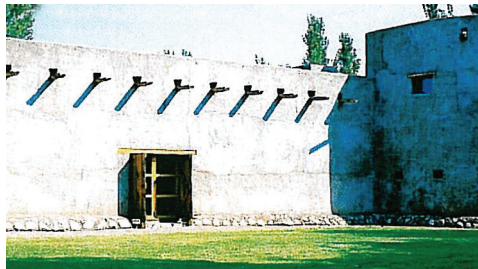


Image 5 - 49: Stone, Weathered Steel, Recycled Metal Walls



Image 5 - 47: Coyote Fence



Image 5 - 50: Picket Fence



Figure 5 - 2: MIN. OFFSET FOR EVERY 30' OF WALL.

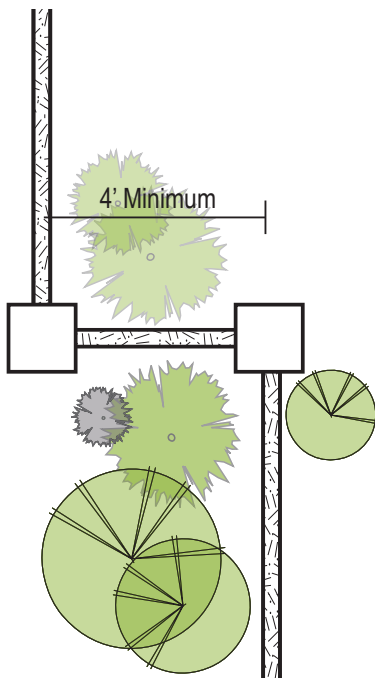
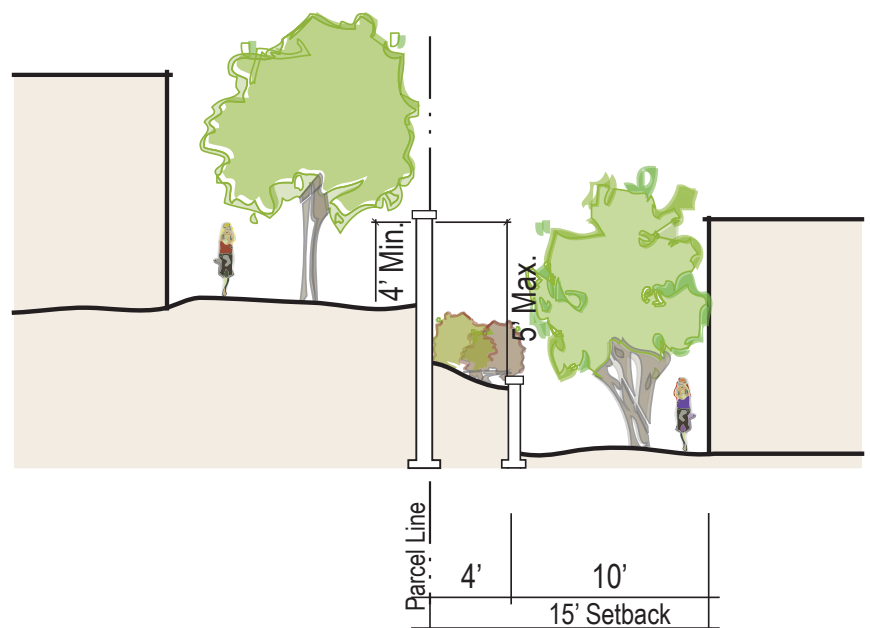


Figure 5 - 3: MAXIMUM HEIGHT OF FREESTANDING WALL AT NATURAL GRADE



# CHAPTER 5: ARCHITECTURE

## 2. Portales, Trellises + Columns

Image 5 - 51: Territorial Flat Roof with Portal



Image 5 - 52: Pueblo Flat Roof with Portal



Image 5 - 53: Territorial Add On Door Cover



Image 5 - 54: Contemporary Trellis Portal



Image 5 - 55: Traditional Vega Columns



Figure 5 - 4: TRADITIONAL PORTAL FORMS

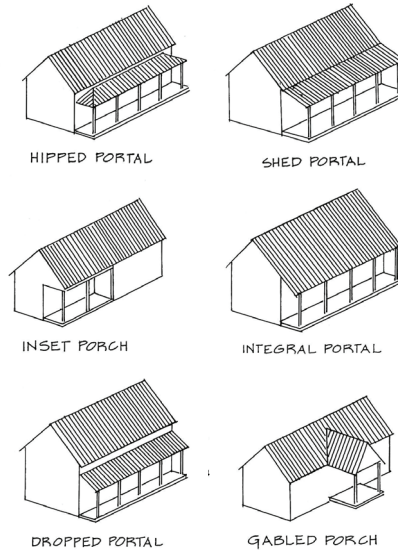


Image 5 - 56: Traditional Cut Wood Columns



Image 5 - 57: Contemporary Skylight Portal



Image 5 - 58: Territorial Painted Columns



### Intent

Portales and trellises are a fundamental form in Santa Fe style both in residential and commercial buildings.

Portales, patios and courtyards are encouraged and should be designed as integral parts of the building so they maximize the enjoyment of Santa Fe's climate and capitalize on the views from the lot. By properly orienting these outdoor spaces, breezes can be captured or deflected, sun can be controlled and privacy can be maintained.

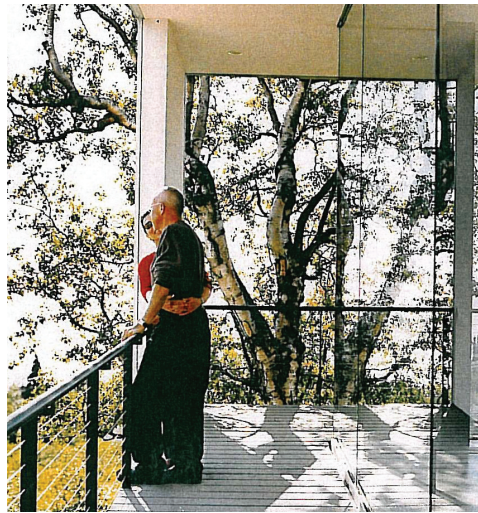
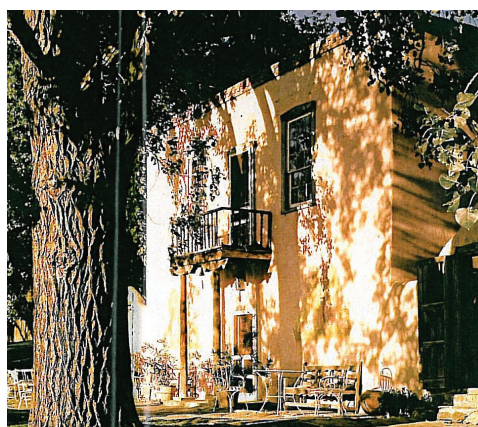
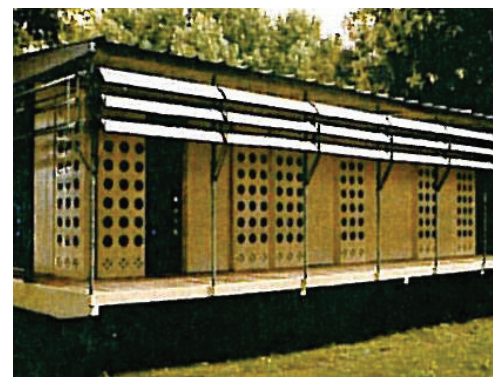
### Standards

- As diagrammed in the images provided at left, the portales may be attached to the building, or they may be integral to the primary roof. The same holds true for pitched roof and flat roof buildings.
- Roofs over portales, patios or courtyards may be flat or pitched, solid or trellised. See Roof materials in the beginning of this chapter.
- Columns along portales and trellises may be made of metal, wood or stone, natural or painted. Columns should be compatible with both contemporary and traditional portales in the Santa Fe area.
- Exterior arches are prohibited in the NWQ. However corbels are allowed and encouraged in a traditional or contemporary expression.
- Wood portal posts shall be a minimum of 6 inches square in select conditions and preferably 8 inches.
- Piers must be at least 16 inches wide and deep. Engaged piers and buttresses must be at least 16 inches wide. Piers shall be metal, stucco, stone, block or concrete.

## 3. Decks + Balconies

**Standards**

- Cantilevers and cantilevered decks of greater than three (3') horizontal feet in depth are prohibited. Decks greater than three (3') horizontal feet in depth and more than five feet above grade whether cantilevered or supported are prohibited.
- Decks over roofs of structures and their flat portals shall be permitted provided that the decks do not exceed the maximum height limit.
- Open railings and balustrades shall be made of wood or metal, with a top and bottom rail, and balusters. The openings between the balusters shall not exceed 4 inches. No wrought iron railings permitted unless expressed in contemporary styling.
- Solid railings may be made of any materials allowed for buildings within the NWQ.
- Cantilevered balconies must be made of wood or metal and supported by wood or metal corbels or brackets, cannot exceed 4 feet in cantilever depth and must be wider than deep.

*Image 5 - 59: Contemporary Cantilevered Balcony**Image 5 - 60: Contemporary All Metal Grille**Image 5 - 61: Contemporary Metal, Wood and Stucco**Image 5 - 62: Territorial All Wood Balcony**Image 5 - 63: Territorial Cantilevered Balcony**Image 5 - 64: Pueblo Vigas and Latillas Balcony**Image 5 - 65: Prefab and Recycled Metal balcony**Image 5 - 66: Stucco Balcony*

4. Doors + Windows

Intent

The NWQ is a wall dominated architectural style, therefore windows and doors shall always be the lesser percentage of each façade. The NWQ windows may be either small paned or large paned to express the contemporary pueblo and territorial styling.

Windows

Windows and skylights are important sources of natural light and can be positive contributors of passive solar heat. They can, however, also be sources of undesirable reflections and glare, particularly at night. Care must be taken in locating, positioning and sizing all windows and skylights.

Standards

Unless specifically approved by the NWQ DRC all windows and doors not protected by metal details, overhangs or portals shall be recessed at least 6 inches from the plane of the glass to the exterior face of the wall.

Windows

- Total window on an elevation may not exceed 37% in order to maintain wall dominated architectural styles.
- Windows shall be fixed, casement, awnings, hoppers, and double or single-hung.
- Single windows may not exceed a 4:1 ratio in height or width, without dividing mullions. Multiple units can be joined horizontally to form bands.
- Windows shall be rectangular in shape. Arched windows are not allowed, but a circular window is allowed. Window or mullion styles, such as Prairie Styles that are not found in traditional Northern New Mexico architecture are not allowed.

- Muntins shall be integral, or “snap-in-with an exterior and interior mullion”, and shall create a shadow line on the exterior glass. Muntin patterns must be reviewed by the DRC.
- Windows may be wood or metal, but not vinyl, and shall be painted, stained, or dark bronze or natural anodized. Window exterior color may contrast or match the wall color. See approved colors, Chapter 4.
- All windows visible from streets and hillsides shall be glazed with clear, non-reflective glass. Note that “low-e” coating is allowed and encouraged.
- All exterior glazing shall be non-mirrored with a reflectance of less than forty percent (40%).
- Screens shall be made of brass, bronze, or aluminum.
- No Bay Windows
- Trombe Walls may not be visible from nearby streets and paths and shall meet all window requirements.
- Storefronts in commercial buildings shall be made of wood or metal and shall be stained, painted or dark bronze or natural anodized.

Guidelines

Windows and doors must generally be recessed deeply into the outside wall to protect and shelter the glass, as well as to give an appearance of substantial wall thickness, strength and durability.

Image 5 - 67: Antique Wood Doors



Image 5 - 68: Contemporary Metal Door + Wood Shutters

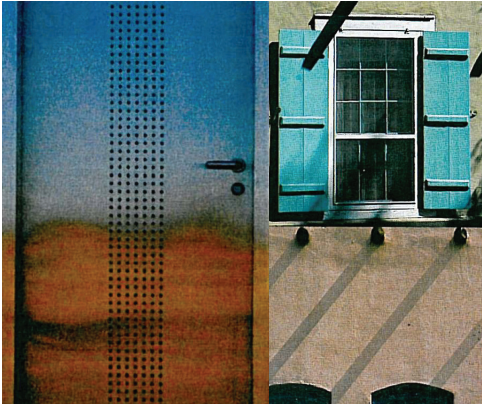


Image 5 - 69: Steel and Wood Combined



Image 5 - 70: All Wood Windows



## Standards

### Skylights

- Unless otherwise approved by the NWQ DRC, glass block will only be allowed on a limited basis only in those private areas in which additional natural light would be beneficial, such as bathrooms or in mixed use commercial establishments on a public street. Glass block must be deeply recessed when used.
- Skylights may not be visible from other lots, streets and public areas, must be either tinted bronze or gray, not white or clear, and be a low profile type. Skylights cannot be located in a pitched roof.

### Doors

- Exterior doors shall be stained, painted, natural or recycled wood or metal, with or without glass. Door colors shall contrast or match adjacent wall.
- Main entries shall be a prominent design feature facing the street and shall consist of a combination of at least two of the following elements: carved wood or other special door, sidelites, transom lite, entry portal or protective overhang, entry patio, stone or patterned and colored concrete walkway, entry gate.
- Doors facing streets shall be hinged. Doors to private courts or yards not facing streets may be sliding type. Doors shall be constructed of planks or raised panels (not flush with applied trim), which express the construction technique. Panes of glass in glazed doors facing in any direction may not exceed 60 inches measures diagonally.
- Arched doors are not allowed.
- Windows in doors must be recessed a minimum of 4" from face of glass or face of door to face of wall.
- Grilles over windows or door glazing shall be made of wood or metal, but not wrought iron.

## Standards

### Garage Doors

- Garage doors shall be stained, painted, natural or recycled wood or metal, with or without glass. Door colors shall contrast or match adjacent wall.
- Private Garage doors shall be a maximum of 8 feet in width and 8 feet tall. All private garage doors wider than 8 feet are subject to NWQ DRC approval and will not be allowed if, in the opinion of the NWQ DRC, it would be unusually visible (such as a door that would be perpendicular to a street on a corner lot), or if the width of the lot would preclude rear pedestrian access to the yard or structure.
- Private garages may be 7' minimum setback from front property line if garage door is perpendicular to the street. The side of the garage facing the street shall have openings or other architectural details to relieve the blank wall.
- Public garage doors for the new Fire Station may be a maximum of 18 feet in width and 10 feet tall provided that it is recessed a minimum of 18" from face of door to face of the surrounding wall, and there is a minimum 12" deep header above the opening.
- All public garage doors wider than 10 feet are subject to NWQ-DRC approval and will not be allowed if, in the opinion of the NWQ-DRC, it would be unusually visible (such as a door that would be perpendicular to a street on a corner lot), or if the width of the lot would preclude rear pedestrian access to the yard or structure.

Image 5 - 71: Small Accent Windows



Image 5 - 72: Wood Door and Window Trim

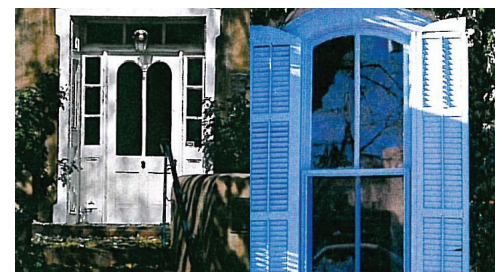


Image 5 - 73: Storefront Aluminum Windows



Image 5 - 74: All Steel Windows



# CHAPTER 5: ARCHITECTURE

## 5. Public Staircases, Bridges + Zaguans

### Intent

Due to the hilltown quality of the NWQ, there are many opportunities both publicly and privately to provide exterior stairs in walkways, and in and on buildings, to stimulate the outdoor interaction of the NWQ citizens.

Exterior stairs to roof decks, or other areas, or the grade below, are encouraged throughout the NWQ in compatible materials and colors to the adjacent wall materials.

### Standards

- No spiral stairs.

Image 5 -75 : Contemporary Zaguan



Image 5 - 78: Contemporary Zaguan



Image 5 - 79: Exterior Public Stairs - Traditional

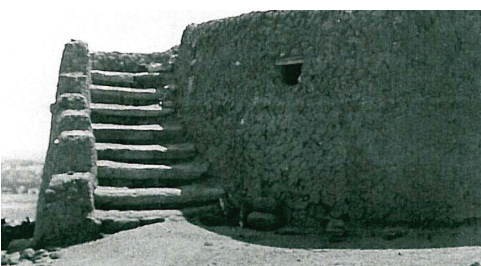


Image 5 - 80: Exterior Public Stairs - Contemporary

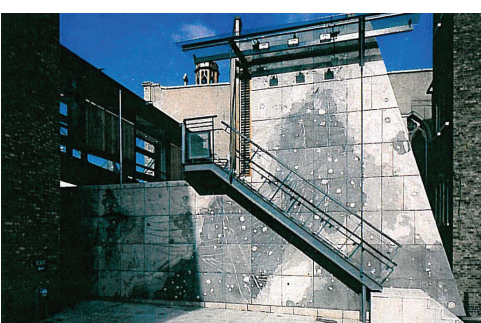


Image 5 - 81: Traditional Zaguan



Image 5 -76: Street Ramps

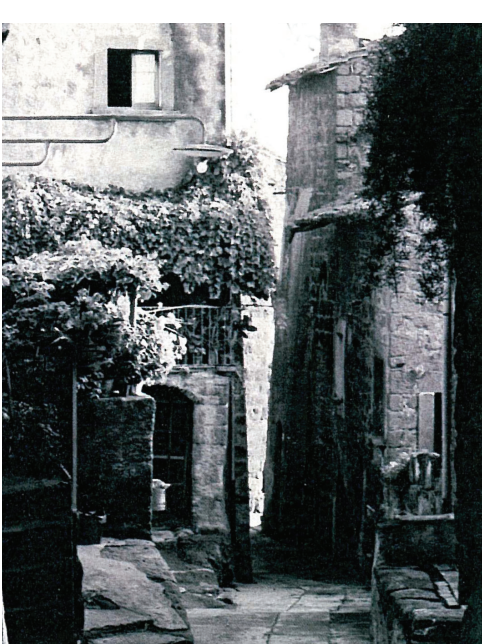
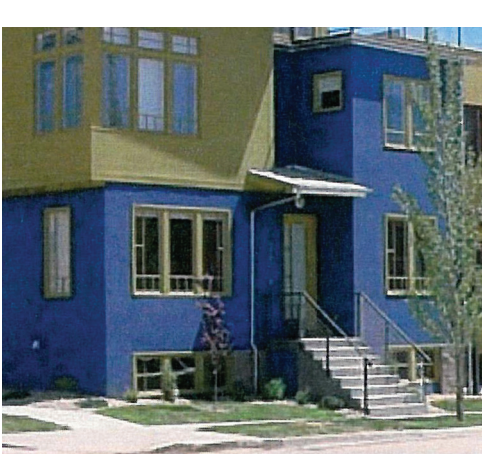


Image 5 - 77: House Stairs



## 6. Rooftop Elements + Equipment

### Intent

All projections from a building including, but not limited to, chimney caps, vents, gutters, downspouts, utility boxes, porches, railings, and exterior stairways shall be visually integrated into the overall design and with compatible colors to the surface from which they project, unless otherwise approved by the NWQ DRC. All building projections must be contained within the building height envelope.

### Standards

#### Rooftop Equipment

- Roof mounted mechanical equipment is prohibited on any roof, unless in the judgment of the NWQ DRC, it does not adversely affect views from streets, other lots, or public spaces.
- If rooftop equipment is allowed by the DRC, then it shall be fully screened with parapets at least as tall as the equipment. No exposed ducts are allowed on the roof, with or without screening. All ducts shall be installed below the roof surface. If rooftop equipment is allowed, then it shall be painted to match roofing or exterior walls.
- Roof penetrations (flues and vents), which are visible from public way, shall be clustered into chimney-like elements and the color shall be compatible with the building directly adjacent.
- Active solar panels are encouraged and are discussed in a section following.
- Skylights shall be concealed behind parapets, which are at least 6 inches taller than the highest point of the skylight and skylights to be coated with grey or bronze tint. Skylights not allowed on pitched roofs.

- Parapet walls shall end in a corner, not abruptly. End of parapet walls shall be a minimum 8" thick.
- There shall be no roof mounted antenna or satellite dish of any sort either installed or maintained within the NWQ without DRC review. Any Owner considering the use of such a device should first discuss possible installation solutions with the a DRC representative before acquiring any necessary hardware.
- Freestanding flagpoles are not allowed on any lot. The displaying of a flag is permitted only if it is hung from a pole bracket mounted on the building or if it is suspended from a roof overhang.

#### Elements

- Chimneys shall be metal, stucco, stone, block or concrete. No wood clad chimneys.
- Brick copings on parapets are permitted and must be authentically detailed in the Territorial Style.
- Parapet vents, if needed, shall be placed on the inside of the parapet facing the roof. No stucco vents shall be visible on exterior walls.
- Canales may be wood (with metal lining), concrete, ceramic, or metal. Concrete splash blocks must be placed under canales, with storm water run-off addressed with swales, gravel, etc.
- Downspouts are allowed only where mandated by circumstance, such as active water collection in cisterns, and must be approved by the DRC. Gutters and downspouts shall match color of building directly adjacent.
- Exposed flashing visible from the ground or from any building, existing or future, shall be copper, painted steel or painted aluminum. Paint color shall match adjacent material.

## 7. Miscellaneous Elements

### Basketball Hoops Intent

Basketball hoops and backboards may be installed on a Building, when approved in advance by the NWQ-DRC. The installation of such items will be subject to stipulations as may be imposed by the Committee. Particular attention will be given to the visual and acoustic privacy of adjacent Lots, as well as color and visibility of its location. Lighting of the hoop and backboard is not permitted.

### Lift Stations Intent

Two lift stations are planned as part of the wastewater treatment in the Northwest Quadrant. The primary lift station access will face NM 599 and the secondary lift station access will face Camino de los Montoyas. Primary access locations will provide for full access by maintenance staff. Building styles will conform to NWQ architectural standards and the yard will be enclosed with stucco walls.

### Miscellaneous Standards

- Utility meters shall be painted to match surrounding surface, hidden from street and attached to the building. No freestanding meters allowed, except gas meters when required by the utility company.
- The following shall be permitted in rear yards and where not easily visible from streets and paths: HVAC equipment, solar panels, small satellite dishes, permanent grills, permanent play equipment, hot tubs.
- Awnings and window air conditioning units are not allowed.

8. Solar and Wind Applications

Solar Applications

Passive solar applications (orientation and design for maximum winter solar heat gain) will reduce winter heating needs and will be encouraged. Insensitively positioned solar collectors can cause excessive glare and reflection, and will be approved only if they are integrated into the structure or landscaping and are not overly reflective from neighboring properties. New technologies for solar collection will be reviewed by the NWQ-DRC for aesthetic compatibility.

Standards

All Flat-plate solar collectors and Photovoltaic solar collectors installed in the NWQ are required to be integrated within the architectural design. Any collector installations must have the roof or walls underneath at the same angle as the collectors, or must have an architectural feature with the structural supports at the same angle as the collectors. The examples shown on this page are only a few of the ways in which collectors are installed today.

The Northwest Quadrant encourages all buildings to be constructed solar-ready for connections to be made at a later date to solar collectors to generate electricity or hot water for each building.

Guidelines

The 1970's approach of collectors being propped up on poles on top of a flat roof, or propped up on poles at a different angle from a pitched roof are not allowed in the Northwest Quadrant unless approved by the DRC.

Image 5 - 82: Exterior Blinds



Image 5 - 83: Building Facade with Photovoltaics

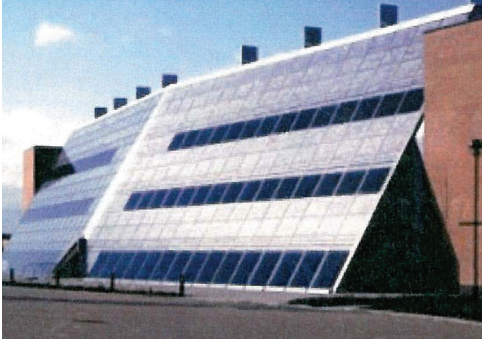


Image 5 - 84: Greenhouse Roof



Image 5 - 85: Interior Screens



Image 5 - 86: Building Screens



Wind Applications

The NWQ encourages the installation of wind generation equipment, either at a neighborhood wide scale, or at an individual building scale.

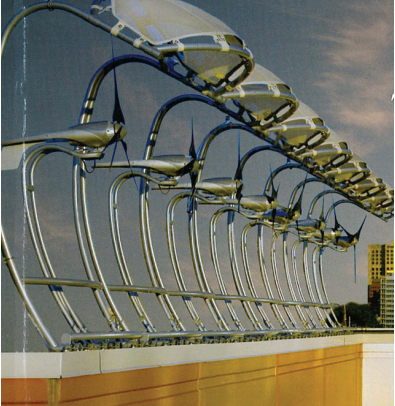
Standards

Due to the increased noise factors of the current large scale tower equipment, and the high cost of the small scale equipment, wind generation is not currently a requirement.

Guidelines

However, some inventive start-up companies have made technological leaps and are providing unique small scale urban wind systems that require no towers, and therefore fit into urban and residential settings, resting on building parapets or walls. They are currently installed in 7 custom locations in the US, but are not yet in full production. In the future when small scale, low noise, wind collection equipment is available for general production, then the Design Guidelines may be amended to allow wind turbines as rooftop equipment that does not require to be screened or to be hidden. Such building mounted equipment would require protective guards on top of the turbines for the safety of surrounding birds or children.

Image 5 - 87: Rooftop Wind Collectors



## E. Architectural Details

## 1. Signage

**Intent**

The NWQ signage will reinforce the conservation values and design philosophy of the community. Residents, guests, and visitors to the NWQ should clearly know that they have entered the Northwest Quadrant and should (like downtown Santa Fe), be able to find their way to the individual neighborhoods, plaza, and recreational facilities without monumental signs.

**Standards****Prohibited Signs**

- No monument signs in neighborhoods, (instead neighborhoods shall be indicated only through standard City of Santa Fe street name signs at intersections of streets).
- Signs which constitute a hazard to traffic or pedestrians
- Signs located within any drainage channel or critical habitat area
- Mobile, inflatable, or portable signs, balloons, or other emissions
- Signs which imitate or stimulate official signs, or which use blinking or intermittent lights; or signs using strobe lights.
- Internally illuminated signs (although neon signs are acceptable).
- Signs on public right-of-way or signs attached to utility poles, street lights, fences, or similar structures
- Roof-mounted signs and billboards

**Guidelines**

- Signage will be used for street names, traffic control, environmental interpretation, education, identification of uses and locations, real estate sales, and “way-finding” along trails for residents and visitors.
- Signage shall follow the standards (shown attached) throughout the community. Variations will be

encouraged within the range shown to accommodate specific purposes and to complement adjoining building materials or design character.

- Lighting and landscaping shall be considered an integral part of all signage decisions. Lighting will support the ‘dark sky’ concepts of these design standards, while providing proper illumination for directional and way-finding signage.
- Freestanding signs shall be sized in proportion to their surroundings and for the audiences they serve. Sign faces should be large enough to accommodate the minimum typeface required to convey the intended message, but discreet enough not to overpower their surroundings or context.
- Sign colors should provide a contrasting background so type is legible, but should not create a visual nuisance.

**Commercial Signage**

- Commercial signage will be kept small and subordinate to the building.
- Commercial establishments shall have a maximum of one sign either hung directly on the front façade of the structure from a portal column, or on a post at the entry wall, or painted on the wall as shown.
- Three-dimensional signs and those that add to the “place making” quality of the NW Quadrant will be encouraged.

**Residential Signage**

- Signs on piers, walls, and/or freestanding monolith/pylons can be used to identify unique areas of the community, but shall be subtle and consistent with the overall community form and character.

- Identity signage should be conceived to be enduring and complementary to the completed NW Quadrant, rather than designed to call attention to a neighborhood or product area only during the sales period.
- Individual homes will be signed with numbers visible from the street, but consistent in scale and material with the NW Quadrant graphic standards.

**Temporary Subdivision Signage**

- Temporary signs that advertise the subdivision, its builders, contractors, home or lot prices, the merits of a site, attributes of homes or lots within the subdivision are allowed. Signs may have renderings, be purely verbal, or both.
- Lot signs may be provided for each lot in a given development phase, but all signs, including for sale signs, shall be designed with materials, color, and typefaces that mirror the graphic standards of the NWQ.

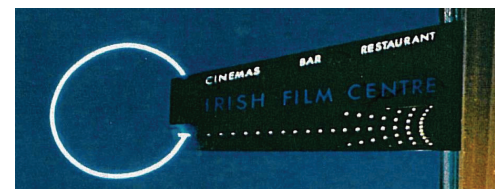
Image 5 - 88: Metal Sign



Image 5 - 89: Painted Sign



Image 5 - 90: Lighted Sign



2. Lighting

Intent

- Lighting within the Village will be sized and placed to serve specific purposes, while ensuring it does not compromise the Northwest Quadrant's "dark skies" policy.
- In residential neighborhoods and along roads, lighting will be minimized to reduce light pollution within and emitting from the community.
- Main intersections will be lighted for safety purposes only. All other streets will be lighted through indirect means (i.e., landscape accent lighting)
- All light shall be directed downwards or be of low illumination. Up lighting is only permitted when mounted under a portal or at a minimum height of 5'-6" above finished grade. Wall washing is not allowed unless visibly shielded from public view.
- In the Neighborhood Center, small accent lighting for sidewalks, building entries, and pedestrian plazas and walks will be required.

Standards

Lighting

- All residential units in the Neighborhood Center will be required to provide illumination on the front façade (i.e., front porch lighting, illuminated number set, accent lighting in plant material, neon lights,) to both illuminate and animate the streetscape without requiring overhead fixtures.
- Use of high pressure sodium and mercury vapor lights is prohibited.

Outdoor Lighting

- Freestanding outdoor lighting sources, such as those used to illuminate parking areas, shall be shielded from public view and designed to minimize light pollution onto private or public property.
- Developers may provide pedestrian scale lighting to illuminate walkways, steps or ramps that connect to street, pedestrian and non-motorized vehicle facilities or open space. Such designs must be included in the Landscaping Plan and submitted to the DRC for approval.

Guidelines

Lighting

- In all cases, lighting shall not be of greater illumination than in what is required for safety and identification purposes. Lighting design shall address specific functions of activity areas.
- If lighting for signage is provided, it shall relate to signage and graphics and shall heighten the visibility and appearance of signage.
- Energy consumption shall be considered in selecting light fixtures.
- Use of solar powered fixtures is desirable.
- Use of low wattage, long-life lighting products is encouraged, such as LED lighting.

Outdoor Lighting

- Building mounted outdoor light sources (bulbs, elements, and sources of glare) shall be designed and placed to minimize visibility from adjacent property, streets, pedestrian and non-motorized vehicle connections and open space.
- No light source shall be visible off the property. Use shielded fixtures or use walls and fences as a shield.
- Security lights are discouraged.
- Security lights with motion sensors and timers set to 1 minute maximum that are not visible from the street are not required to be fully shielded, but the light coming from the fixture shall not be visible off the property.

Image 5 - 91: Christmas Lights

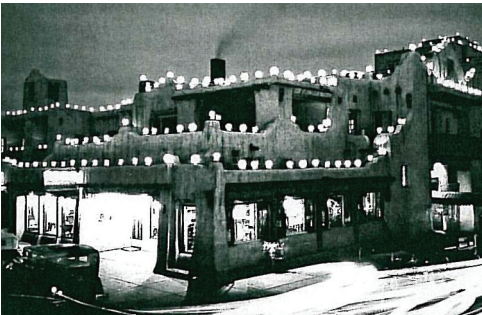


Image 5 - 92: Building Illumination



Image 5 - 93: Christmas Lights



3. Art

Intent

The Northwest Quadrant will actively encourage integrated, applied and free-standing art to help define the character of the neighborhoods within the community. See public art requirements in *Chapter 6: Public Art*.

Contemporary Environmental Art

Figure 5 -94 : Sculpture by Mary Miss

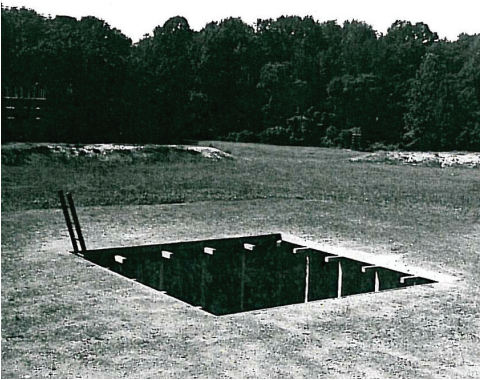


Figure 5 -95 : Sculpture by Ian Hamilton Finlay

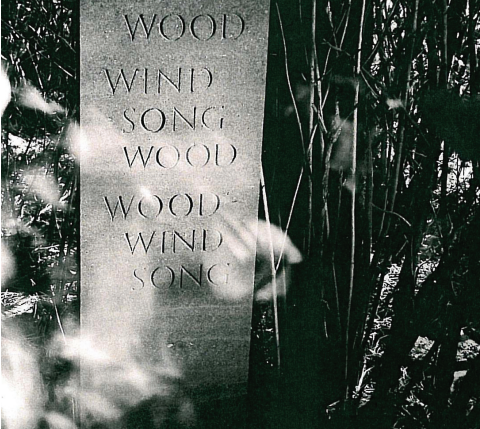


Figure 5 -96: Art Furniture



Figure 5 -97: Sculpture by Andy Goldsworthy



Traditional Environmental Art

Image 5 - 98: Hanging Art

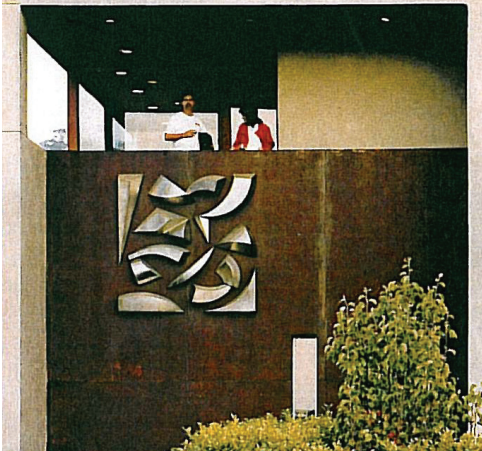


Image 5 - 99: Wall Mural



Image 5 - 100: Wall Mural



Image 5 - 101: Roof Art



